

FAMILY DOLLAR



**OFFERED
FOR SALE**

\$1,739,000 | 8.00% CAP

1213 E. COLLEGE DR., MARSHALL, MN

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the opportunity to acquire a newly constructed, single-tenant Family Dollar located at 1213 E. College Drive, Marshall, MN. The property features a 10,500 SF store, positioned along the city's main retail corridor. Family Dollar signed a 10-year initial lease term with five 5-year renewal options, providing long-term income security. Marshall serves as the economic, educational, and retail hub for southwest Minnesota. Anchored by Southwest Minnesota State University (3,500+ students) and Avera Marshall Regional Medical Center, the city attracts a regional draw of over 25,000 people. Major employers include Schwan's Company (HQ in Marshall), ADM, Hy-Vee, Walmart, Runnings, and U.S. Bancorp, supporting a diversified and stable economic base. The site benefits from strong surrounding retail with Walmart, Menards, Hy-Vee, Runnings, and a mix of regional/national tenants along College Drive, establishing the corridor as the dominant shopping destination.

| RENT SCHEDULE | LEASE YEARS | ANNUAL RENT |
|--------------------|-------------|-------------|
| Base Term | 1-10 | \$139,125 |
| 1st Extension Term | 11-15 | \$144,375 |
| 2nd Extension Term | 16-20 | \$149,625 |
| 3rd Extension Term | 21-25 | \$154,875 |
| 4th Extension Term | 26-30 | \$160,125 |
| 5th Extension Term | 31-35 | \$165,375 |

**Term will be automatically extended one period at a time for five (5) extended terms of 5-Years each, unless Tenant gives written notice to Landlord at least 180 days prior to start of extended term*

| | |
|----------------------|-------------|
| YEAR 1 NOI | \$139,125 |
| CAP RATE | 8.00% |
| LISTING PRICE | \$1,739,000 |



ASSET SNAPSHOT

| | |
|----------------------------------|---|
| Tenant Name | Family Dollar |
| Signator/Guarantor | Family Dollar Stores, Inc. |
| Address | 1213 E. College Dr., Marshall, MN 56278 |
| Building Size (GLA) | 10,500 |
| Land Size | 0.85 Acres |
| Year Built/Renovated | 2024 |
| Lease Type | NN |
| Landlord Responsibilities | Roof & Exterior Structure |
| Lease Commencement Date | 2/1/2024 |
| Lease Expiration Date | 2/28/2034 |
| Remaining Term | 7.10 Years |
| Renewal Options | 5 x 5-Years |
| NOI | \$139,125 |



13,997 PEOPLE
IN 3 MILE RADIUS

\$87,949 AHHI
IN 3 MILE RADIUS

12,200 VPD
ON E. COLLEGE DR.



LONG TERM LEASE STRUCTURE

10-year initial term with five 5-year renewal options, demonstrating strong long-term confidence in this location



SOUTHWEST MINNESOTA'S REGIONAL HUB

Marshall serves as the economic, educational, and healthcare center of southwest Minnesota, drawing a trade area population of 25,000+. Anchors include Southwest Minnesota State University (3,500 students) and Avera Marshall Regional Medical Center, as well as Schwan's Company headquarters, ADM, and other major employers



CORPORATE GUARANTY

Backed by Family Dollar, LLC, which was recently acquired by Brigade Capital Management and Macellum Capital Management for just over \$1B



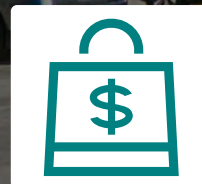
NEW BRAND OWNERSHIP

The recent sale of Family Dollar will result in fresh capital, revitalized focus, and superior commitment to the brand



DOMINANT RETAIL LOCATION – COLLEGE DRIVE CORRIDOR

Positioned in Marshall's primary commercial corridor with direct frontage on E. College Drive (U.S. Highway 59), the site benefits from proximity to Walmart, Menards, Hy-Vee, Runnings, and other nationally recognized retailers that draw regional traffic



VALUE-ORIENTED RETAIL STRENGTH

Family Dollar provides discount and everyday essential goods to cost-conscious consumers, generating consistent traffic through all economic cycles. Its Combo Store model further enhances market penetration by pairing value-driven grocery/essentials with seasonal and general merchandise



slumberland
FURNITURE

SUBWAY



E. COLLEGE DR. 12,200 VPD



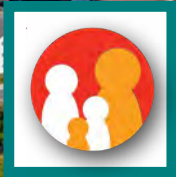


SOUTHWEST MINNESOTA
STATE UNIVERSITY
8,507 STUDENTS

BORCH'S
PRINTING

**BURGER
KING**

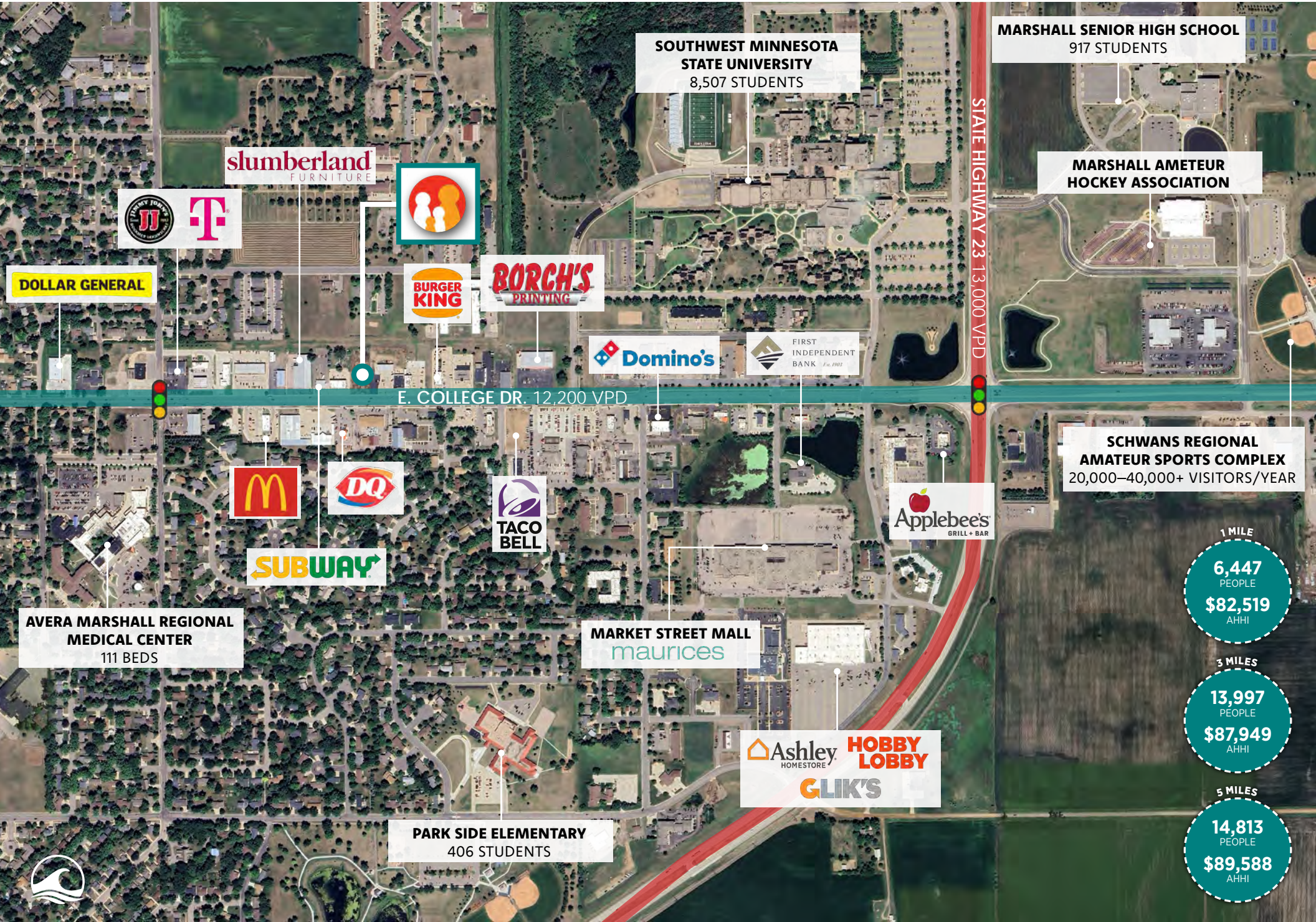
SUBWAY



E. COLLEGE DR. 12,200 VPD

DQ





SOUTHWEST MINNESOTA STATE UNIVERSITY
8,507 STUDENTS

MARSHALL SENIOR HIGH SCHOOL
917 STUDENTS

MARSHALL AMATEUR HOCKEY ASSOCIATION

SCHWANS REGIONAL AMATEUR SPORTS COMPLEX
20,000-40,000+ VISITORS/YEAR

slumberland
FURNITURE



STATE HIGHWAY 23 13,000 VPD

DOLLAR GENERAL

E. COLLEGE DR. 12,200 VPD



SUBWAY

AVERA MARSHALL REGIONAL MEDICAL CENTER
111 BEDS

MARKET STREET MALL
maurices



PARK SIDE ELEMENTARY
406 STUDENTS

1 MILE
6,447 PEOPLE
\$82,519 AHHI

3 MILES
13,997 PEOPLE
\$87,949 AHHI

5 MILES
14,813 PEOPLE
\$89,588 AHHI





MARSHALL
1 MILE



MINNEAPOLIS
150 MILES

Marshall, Minnesota, serves as the economic and retail hub of southwest Minnesota, drawing from a regional population of over 25,000 despite a local base of ~13,900 residents. The city benefits from strong connectivity via U.S. Highway 59, State Highways 23 and 19, and a regional airport, making it a focal point for trade, healthcare, education, and retail. Southwest Minnesota State University (3,500+ students) and the Marshall Public School system anchor the local education base, while Avera Marshall Regional Medical Center provides comprehensive healthcare services to the surrounding counties.

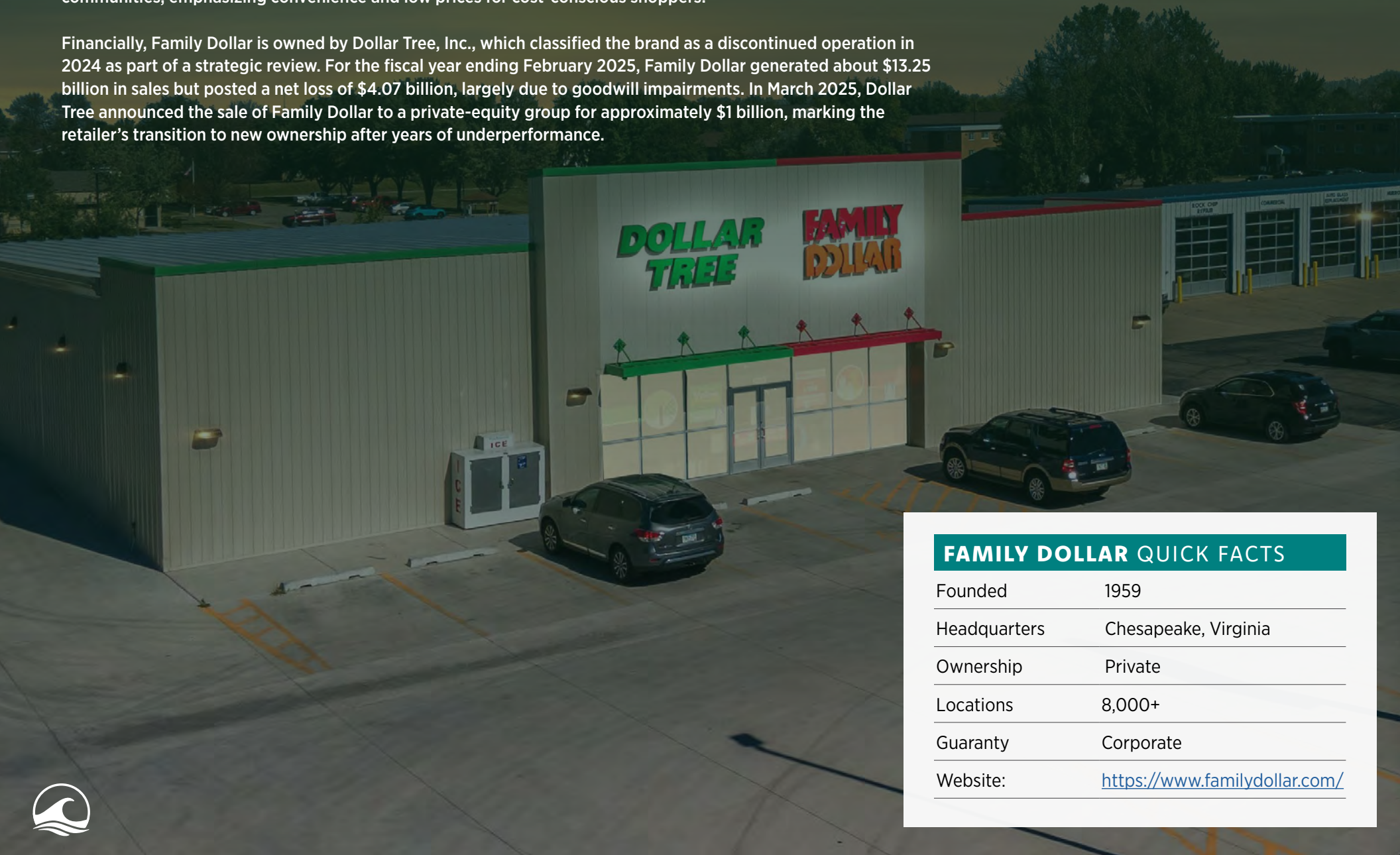
The economy is supported by a diverse mix of employers, led by Schwan's Company, one of Minnesota's largest private firms. Other major employers include Avera Marshall Regional Medical Center, U.S. Bancorp, ADM, Hy-Vee, Walmart, Runnings, and Turkey Valley Farms. Marshall maintains a strong retail presence with big-box, grocery, and specialty tenants, positioning the city as the primary shopping destination for surrounding rural communities. This blend of education, healthcare, manufacturing, and retail ensures a stable economic base and consistent consumer demand.





Family Dollar was founded in 1959 by Leon Levine in Charlotte, North Carolina. As of October 2025, the discount retailer operates roughly 7,400–7,600 stores across 49 U.S. states and territories. The chain focuses on providing affordable everyday goods — including groceries, household items, health and beauty products, apparel, and seasonal merchandise — typically priced between \$1 and \$10. Its stores are often located in underserved communities, emphasizing convenience and low prices for cost-conscious shoppers.

Financially, Family Dollar is owned by Dollar Tree, Inc., which classified the brand as a discontinued operation in 2024 as part of a strategic review. For the fiscal year ending February 2025, Family Dollar generated about \$13.25 billion in sales but posted a net loss of \$4.07 billion, largely due to goodwill impairments. In March 2025, Dollar Tree announced the sale of Family Dollar to a private-equity group for approximately \$1 billion, marking the retailer’s transition to new ownership after years of underperformance.



FAMILY DOLLAR QUICK FACTS

| | |
|--------------|---|
| Founded | 1959 |
| Headquarters | Chesapeake, Virginia |
| Ownership | Private |
| Locations | 8,000+ |
| Guaranty | Corporate |
| Website: | https://www.familydollar.com/ |





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Exclusively Offered By



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